



# City of Annapolis

## Department of Planning & Zoning

145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

### Historic Preservation Commission

May 13, 2014

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on May 13, 2014 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

**Commissioners Present:** **Chair** Kennedy, **Vice Chair** Leahy, Kabriel, Finch, Phillips, Zeno, Toews

**Staff Present:** Craig-Historic Preservation Officer

**Chair** Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en mass to all persons intending to testify at the hearing.

#### C. APPROVAL OF MINUTES

##### March 11 and March 27, 2014 Meeting Minutes

Mr. Kabriel moved approval of the March 11, 2014 as amended and the March 27, 2014 meeting minutes as written. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

#### D. ANNOUNCEMENTS

Ms. Craig announced the graduation of Tami Hook on May 17, 2014 and congratulated her on such an accomplishment.

#### E. VIOLATIONS

**Vice Chair Leahy** reported a possible violation at the corner of Union and Market Streets, there is a recurring maintenance issue on the back porch of the house with trash on the porch so in consideration of the neighbors the HPC should investigate the neglect of this house. **Chair** Kennedy reported a safety issue at the 179 Duke of Gloucester relating to loose bricks on the chimney that prevents a safety issue.

#### F. CONSENT DOCKET

##### 4. 104 Duke of Gloucester Street – Jamie Walsh – Remove existing wooden fence and replace with new metal decorative fencing and landscaping. (**Approval as submitted**)

**Vice Chair** Leahy moved approval of the application for 104 Duke Gloucester on the consent docket. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 7-0.

#### G. NEW BUSINESS

##### 1. 119 Conduit Street – William Schaffner – Removal of door and steps on side elevation and construction of new door and steps at rear elevation.

Mr. Schaffner had nothing more to add to that previously submitted.

**Staff:** Ms. Craig restated her written staff report of May 1, 2014 and recommended conditional approval of the application as detailed in the staff report.

**Public:** Public testimony opened at 7:50pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	18 Pinkney Street	X	

No one else from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 7:52pm.

**Commissioners:** The HPC agreed that this should be reviewed under a lenient standard. The HPC believes that the application is fairly straight forward so concur with staff's recommendation for conditional approval.

**Vice Chair** Leahy noted that whereas application for 119 Conduit Street complies with HPC guidelines D.1, D.2, D.16 and D.18, moved conditional approval subject to the applicant providing specification of the rear door; the treatment option for the closing off of the existing alley door and more detailed drawings of the rear porch construction to staff for review. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Zeno, Toews, Kabriel

**Chair** Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application time date stamped 3/27/14, 4:27pm
B	Staff memorandum dated 5/1/14
C	Supplemental Design Information distributed by drop box
D	Historic Annapolis letter dated May 13, 2014

- 2. 216 Prince George Street** – Fred Sieracki Architects. Partial demolition of garage including the front parapet wall. Repair/replace stucco & terra cotta block walls. Build new garage front and roof with EPDM system. Repair existing window.

Mr. Fred Sieracki explained that the applicant is revising the application to restore the window sashes and sill to its original condition. The other parts of the application will remain as submitted.

**Staff:** Ms. Craig restated her written staff report and recommended conditional approval subject to the applicant providing detail of the window design and a sample.

**Public:** Public testimony opened at 8:07pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	18 Pinkney Street	X	

No one else from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 8:08pm.

**Commissioners:** HPC concurs with staff's recommendation to review this application in a lenient standard. Ms. Phillips reviewed the proposal under SOI #3 and #9 and noted that the application addresses these two standards.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Phillips, Kabriel, Toews, Zeno

**Chair** Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application date stamped 3/31/14
B	Staff Memorandum dated 5/1/14
C	Wallace Letter dated 3/31/14
D	Historic Annapolis Comment letter dated May 13, 2014
E	Photograph of the Window and Sill b/w

**Vice Chair** Leahy noted that whereas the application for 216 Prince George Street complies with HPC guidelines B.1, B.4, B.8, D.1, D.2, and D.15, D.16, D.18 and D.20, moved to approve the application as amended. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

- 3. 55 East Street** – Solar Energy Services/Lisa Walsh – Install 30 Solar Electric Panels on roof.

Mr. Harald Mangold spoke with all the neighbors on East and Pinkney Streets and received favorable comments. He noted that the solar panels will not be visible from any of the streets.

**Staff:** Ms. Craig restated her written staff report and recommend approval of the amended application as submitted.

**Public:** Public testimony opened at 8:30pm and those speaking on the application are noted below.

Name	Address	In Favor	In Opposition
Donna Ware	18 Pinkney Street	X	

No one else from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 8:32pm.

**Commissioners:** Ms. Zeno finds persuasive that the application meets HPC guidelines D.3, D.9, D.12 and D.29 and the amount of photographs the applicant presented. She walked around the building and the panels could only be visible from the upper floor of an adjacent building. **Vice Chair** Leahy would approve the application as submitted. Ms. Phillips reviewed the application to determine if it was detrimental to the neighborhood and found no evidence of such so concurs that it should be approved as submitted. **Chair** Kennedy noted that there is no back to this building and the configuration of this particular building allows these panels to be installed without visibility. She noted that this is a very unique context that allows this application to move forward. **Vice Chair** Leahy added that the roof pitches of this building also allow the project to move forward. The applicant added that the narrowness of Pinkney Street also allows it.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Phillips, Toews, Kabriel, Zeno

**Chair** Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application date stamped 3/25/14
B	Staff Memorandum dated 5/1/14
C	Historic Annapolis Letter dated 5/13/14
D	Solar Energy Services Drawing dated 3/25/14
A sample of solar panel was provided for HPC review	

Ms. Phillips noted that whereas the application for 55 East Street complies with HPC guidelines D.1, D.3, D.9, D.12, D.29, move approval as submitted. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 7-0.

**5. 122 Main Street** – Cathy Cherry/Purple Cherry Architects – Amendment to existing Certificate of Approval #H-08-06. Proposed reduction from three story façade to two story face (**WITHDRAWN**)

**6. City Dock Locations** – Brian Arnold/Town Park – Two seasonable valet canopies proposed for five (5) year period.

**Chair** Kennedy disclosed this is a City of Annapolis application since it is located on City property and her spouse serves as Alderman on the City Council.

Mr. Brian Arnold noted that this is a continuance of an administrative approval that had expired.

**Staff:** Ms. Craig restated her written staff report and recommended conditional approval as detailed in the staff report dated May 1, 2014.

**Public:** Public testimony opened at 8:57pm and no one from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public hearing closed at 8:57pm.

**Commissioners:** **Chair** Kennedy clarified that the applicant had received seasonal approval for valet service from May to October but the valet canopies have not been removed. Mr. Arnold responded that the Office of the Mayor had requested that they run seasonal valet through the holidays but after the holiday specifically due to the snow storms the valet canopies have not been removed. In response to a question regarding how much are these valet stations used, Mr. Arnold responded 90 days and detailed the pattern of their use. The HPC supports staff recommendation for a strict standard review for this application except for the part relating to the Donner lot which could be reviewed under a lenient standard.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Kabriel, Phillips, Toews, Zeno

**Chair** Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application dated 4/1/14
B	Staff Memorandum dated 5/1/14

**Vice Chair** Leahy noted that whereas the application for City Dock Locations complies with HPC guidelines A.1, A.3, B.1, and D.1, moved conditional approval subject to the following conditions:

- a. The approval is limited to a one year period from the issuance of the certificate of approval and the applicants are required to return for approvals beyond that;
- b. The applicants are required to submit to DNEP the necessary engineering certifications;
- c. The applicant is expected to amend or revise the remaining application to use an alternative approach that would be compliant and to provide this prior to the July 8, 2014 meeting. The interim structure at the foot of Main Street will be allowed to remain until that application is reviewed;
- d. The 110 Compromise Street was subject to a lenient review given its context and the portion of the application withdrawn for the foot of Main Street will be subject to a strict review.

Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 7-0.

**7. 160 Duke of Gloucester Street** – Donovan Harold/City of Annapolis – Amendment to existing Certificate of Approval #HPC2013-095. Proposed change in location for emergency generator.

**Chair** Kennedy disclosed this is a City of Annapolis application since it is located on City property and her spouse serves as Alderman on the City Council.

Mr. Donovan Harold had nothing more to add to that previously submitted.

Ms. Phillips was not present when the original application was presented and because this is a revision of that application she will abstain from the voting.

**Staff:** Ms. Craig restated her written staff report and recommended conditional approval as detailed in the staff report dated May 1, 2014. Mr. Donovan explained that the reason the generator cannot be installed in the garage is because the garage's structural integrity. There are thermal cracks near the original proposed location of the generator and all of the parapet walls are starting to degrade.

**Public:** Public testimony opened at 9:36pm and no one from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 9:37pm.

**Commissioners:** The HPC agreed to review this application under a quasi-lenient/strict review.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Kabriel, Phillips, Toews, Zeno

**Chair** Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application dated 4/3/14
B	Staff Memorandum dated 5/1/14

**Vice Chair** Leahy noted that whereas the amendment to an existing certificate of approval for 160 Duke of Gloucester complies with HPC guidelines C.4, C.6, D.1, and D.29, moved conditional approval of the application subject to a consistency report submitted and approved by the Critical Area Commission (CAC); that the vegetative screening design be approved by the CAC and is consistent with the original application as well as the approval be limited to three years from the date of the certificate of approval at which time the applicant must return for renewal of submission of a new application to include the generator and any significant reconstruction of the Hillman Garage. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

The HPC recessed at 9:40pm and reconvened at 9:50pm.

**H. ADMINISTRATIVE BUSINESS**

**1. Adoption of Revised Rules of Procedure**

**Chair** Kennedy noted that the revised Rules of Procedure has been laid on the table so only need to be approved. Ms. Zeno moved approval of the revised Rules of Procedure. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 7-0.

**2. Administrative Approvals issued from January 2014 – March 2014**

**Chair** Kennedy noted that this is a list for the record only. Ms. Zeno moved to accept the administrative approvals issued from January 2014 through March 2014 into the record. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 7-0.

**3. Findings of Fact and Conclusions of Law for 11 Acton Place**

Ms. Zeno moved to approve the Findings of Fact and Conclusions of Law for 11 Acton Place. Mr. Toews seconded the motion. The motion passed in a vote of 5-0. Kennedy and Phillips (abstained)

With there being no further business, **Vice Chair** Leahy moved to adjourn the meeting at 9:53pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 7-0.

**The next meeting is scheduled for May 22, 2014 at 7:30pm at the City Council Chambers.**

Tami Hook, Recorder